

City Council
Atlanta, Georgia

08-O-0312

Z-08-11

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Date Filed: 01-30-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1240 Euclid Avenue, N.E.**, be changed from the R-4 (Single family Residential) District to the MR-3-C (Multi-family Residential-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 240 15th District, Dekalb County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-08-11 for 1240 Euclid Avenue, N.E.

1. The subject property shall be zoned MR-3-C and shall be developed according to the standards established for that district and substantially in compliance with the conceptual site plan entitled "Architectural Site Plan, 1240 Euclid Avenue, Rezoning Application, Atlanta, Georgia" prepared by Lord, Aeck & Sargent Architecture, dated April 2, 2008, and marked received by the City of Atlanta, Bureau of Planning June 20, 2008.
2. Any major changes to the site plan, as determined by the Bureau of Planning utilizing the provisions of Section 16-02.003(7) of the 1982 City of Atlanta Zoning Ordinance, shall require resubmittal to NPU-N and the Candler Park Neighborhood Organization for review and recommendation.
3. The applicant shall submit to the NPU-N zoning contact person and to the Candler Park Neighborhood Organization zoning contact person a copy of the required Special Administrative Permit (SAP) Application at the time of its submittal to the City.
4. No more than 23 residences shall be developed on this site. The maximum FAR shall be .696 based on the gross lot area as permitted by the applicable district regulations.
5. The existing church structure shall be retained and converted into no more than 10 residences. Minor horizontal expansion, as defined in Condition 2 above, is permitted within the established FAR limit for this property.
6. The new construction shall consist of no more than 13 residences and such new construction shall not exceed 35 feet in height.
7. A maximum of 46 parking spaces shall be constructed on site (including unit garages).
8. No non-residential uses shall be permitted on this site (this condition is not intended to preclude approved home occupations as defined by Section 16-29.001(17) of the 1982 City of Atlanta Zoning Ordinance).
9. Applicant shall seek approval of the City of Atlanta to permit on-street parallel parking on Euclid Avenue immediately in front of this development. The location of the parking shall be as indicated on the conceptual site plan entitled "Architectural Site Plan, 1240 Euclid Avenue, Rezoning Application, Atlanta, Georgia" prepared by Lord, Aeck & Sargent Architecture, dated April 2, 2008, and marked received by the City of Atlanta, Bureau of Planning June 20, 2008. In no event shall the total number of on-street parking spaces exceed 6 (six).
10. The development shall not be gated.
11. The existing steps at the front of the existing church structure shall remain and be incorporated into the project.
12. New plantings shall consist of native and sustainable species to the greatest extent possible subject to the final approval of the City of Atlanta Arborist.

13. The property shall be developed in accordance with the City of Atlanta Tree Protection Ordinance and substantially in compliance with the tree save plan entitled "Tree Save Plan, 1240 Euclid Avenue, Rezoning Application, Atlanta, Georgia" prepared by Lord, Aeck & Sargent Architecture, dated May 14, 2008, and marked received by the City of Atlanta, Bureau of Planning June 20, 2008.
14. The property shall be developed substantially in compliance with the elevation drawings entitled "Building Elevations, 1240 Euclid Avenue, Rezoning Application, Atlanta, Georgia" prepared by Lord, Aeck & Sargent Architecture, dated June 16, 2008, and marked received by the City of Atlanta, Bureau of Planning June 20, 2008.

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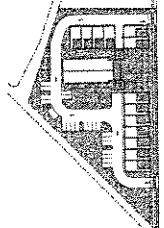
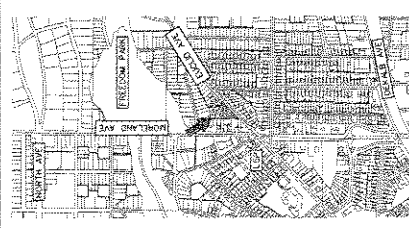
REDOING APPLICATION

1240 Euclid Avenue

ATLANTA, GA

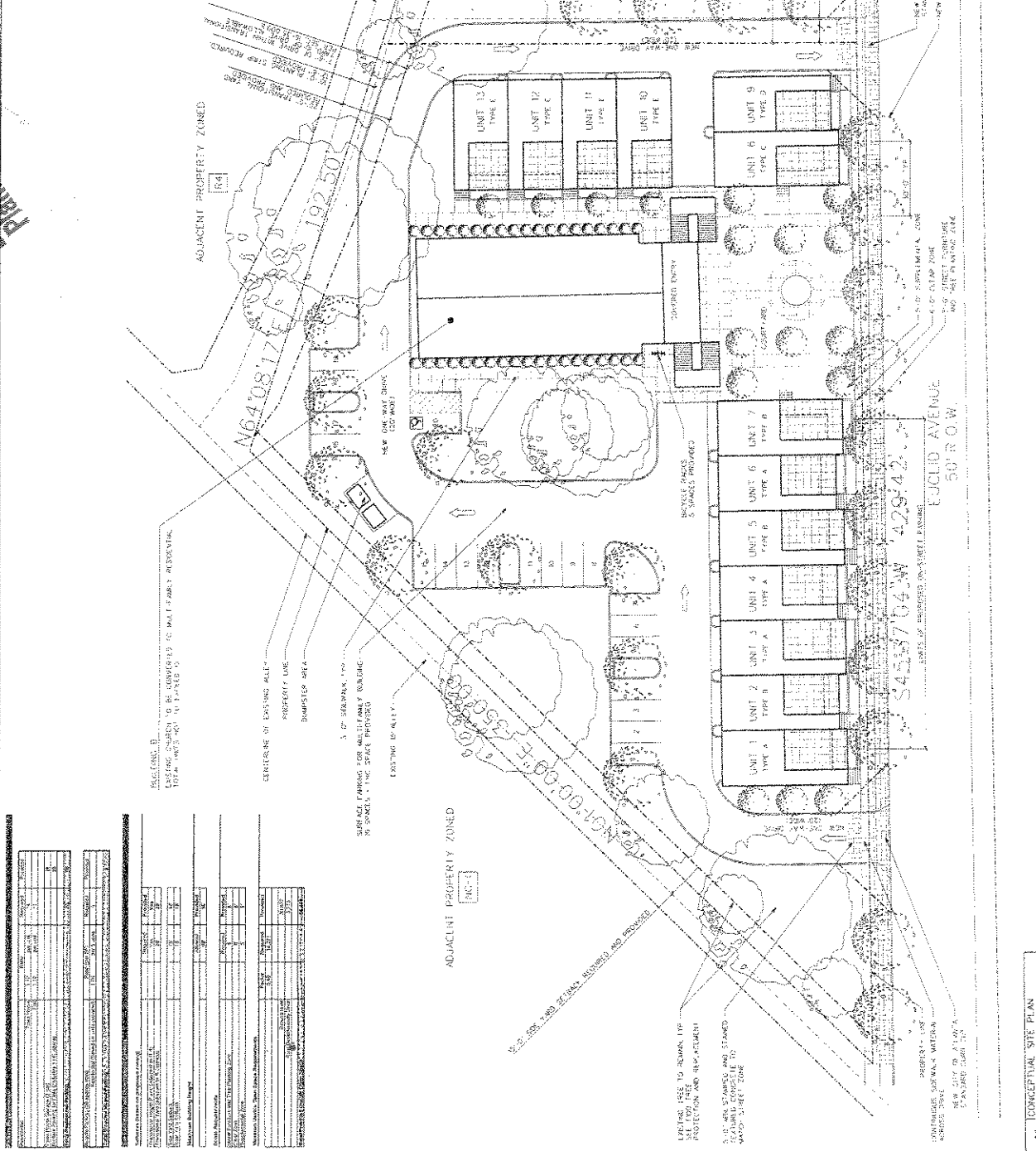
ARCHITECTURAL SITE PLAN

LORD, ARCK, SARGENT



USABLE OPEN SPACE DIAGRAM

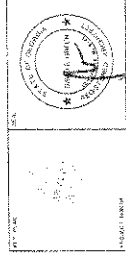
NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE OF TOTAL
1	USABLE OPEN SPACE PROVIDED	1,100	100%
2	USABLE OPEN SPACE REQUIRED	1,100	100%
3	USABLE OPEN SPACE PROVIDED	1,100	100%
4	USABLE OPEN SPACE REQUIRED	1,100	100%
5	USABLE OPEN SPACE PROVIDED	1,100	100%
6	USABLE OPEN SPACE REQUIRED	1,100	100%
7	USABLE OPEN SPACE PROVIDED	1,100	100%
8	USABLE OPEN SPACE REQUIRED	1,100	100%
9	USABLE OPEN SPACE PROVIDED	1,100	100%
10	USABLE OPEN SPACE REQUIRED	1,100	100%



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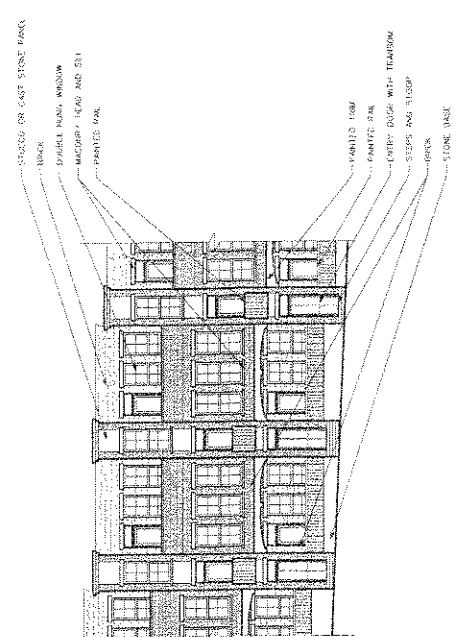
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JUN 20 2008
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PLANNING

ARCHITECT LORD · AECK · SARGENT	SOUTH ELEVATION	LOCATION 1240 Euclid Avenue REZONING APPLICATION Atlanta, GA	DATE 05/20/2008	A200
		SCALE 1/8" = 1'-0"	PROJECT 26544-00	

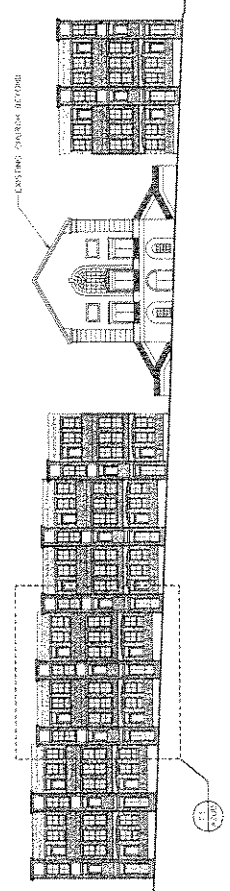


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2-08-11



F1 SOUTH ELEVATION DETAIL



A1 SOUTH ELEVATION